

TRACT MAP NO. 34738

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 12 AND THE EASTERY 50 FEET OF LOT 11, OF C.H. GREENSHAW'S RESUBDIVISION OF BLOCK 2, RANGE 8, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 5, PAGE 156, RECORDS OF SAID RIVERSIDE COUNTY, LOCATED IN PROTRACTED SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

PLUMP ENGINEERING INC. ANAHEIM, CALIFORNIA
AUGUST, 2011

RECORDER'S STATEMENT
FILED THIS 21st DAY OF December 2011 AT 8:04 AM
IN BOOK 435 OF MAPS AT
PAGES 35-36
AT THE REQUEST OF THE CITY CLERK
OF THE CITY OF RIVERSIDE.

FEES: \$12.00
NO: 2011-0563687

LARRY W. WARD, COUNTY
ASSESSOR / CLERK / RECORDER.
BY: Debbie Daniels
DEPUTY
SUBDIVISION GUARANTEE: FIRST
AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE LOT "A" FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE CAPITAL FORESIGHT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
NATY SAIDOFF
MANAGER
Naty Saidoff

NOTARY ACKNOWLEDGMENT:

STATE OF California) SS
COUNTY OF Los Angeles)
ON 10-20 2011, BEFORE ME Albera Perina Armany Asue PERSONALLY
APPEARED Naty Saidoff WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND: Albera Perina
NOTARY SIGNATURE PRINT NAME
Los Angeles 06-30-15
MY PRINCIPAL PLACE OF BUSINESS COUNTY MY COMMISSION EXPIRES

SOILS REPORT
A "PRELIMINARY SOILS REPORT" WAS PREPARED FOR THIS SUBDIVISION BY LEIGHTON AND ASSOCIATES, INC. DATED MAY 5, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.
TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THIS THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW PAID BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATE: December 15, 2011
DON KENT,
COUNTY TAX COLLECTOR
BY: Don Kent

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____
KEGA HARPER-JHEM,
CLERK OF THE BOARD OF SUPERVISORS
BY: _____
CASH TAX BOND
DATE: _____
DON KENT,
COUNTY TAX COLLECTOR
BY: _____

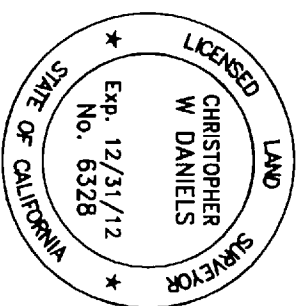
PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT FOR THE CITY OF RIVERSIDE.

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
DATE: September 14, 2011 BY: David Wright
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CAPITAL FORESIGHT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP ON JUNE 01, 2010. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

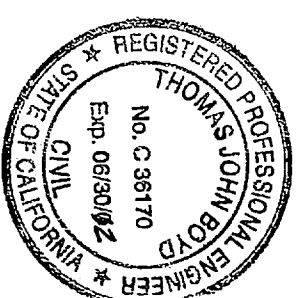
Christopher W. Daniels
CHRISTOPHER W. DANIELS LS 6328
LICENSE EXP. 12/31/12



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 34738 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 3, 2006 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

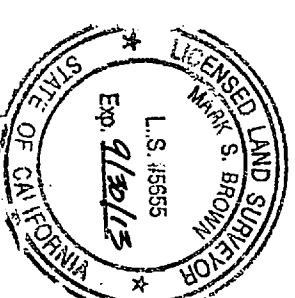
DATE: 11/23/2011
THOMAS J. BOYD
REG. 36170 LIC. EXP. 06/30/12
CITY ENGINEER
BY: Thomas Boyd



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: Nov 21, 2011
MARK S. BROWN
L.S. 5655 LIC. EXP. 09/30/13
CITY SURVEYOR
BY: Mark Brown



CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 34738.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME HERETO AS CITY CLERK OF THE CITY OF RIVERSIDE STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF December, 2011.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Colleen Nicol
CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT FOR THOSE NOTED BELOW: None

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 11/21/11
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER
BY: Paul C. Sundeen

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION AND DOMESTIC PURPOSES AS GRANTED TO RIVERSIDE CANAL COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882, IN BOOK 28, PAGE 635, AND AUGUST 14, 1885 IN BOOK 42, PAGE(S) 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID EASEMENT IS BLANKET IN NATURE. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
DATE: November 14, 2011 BY: David Wright

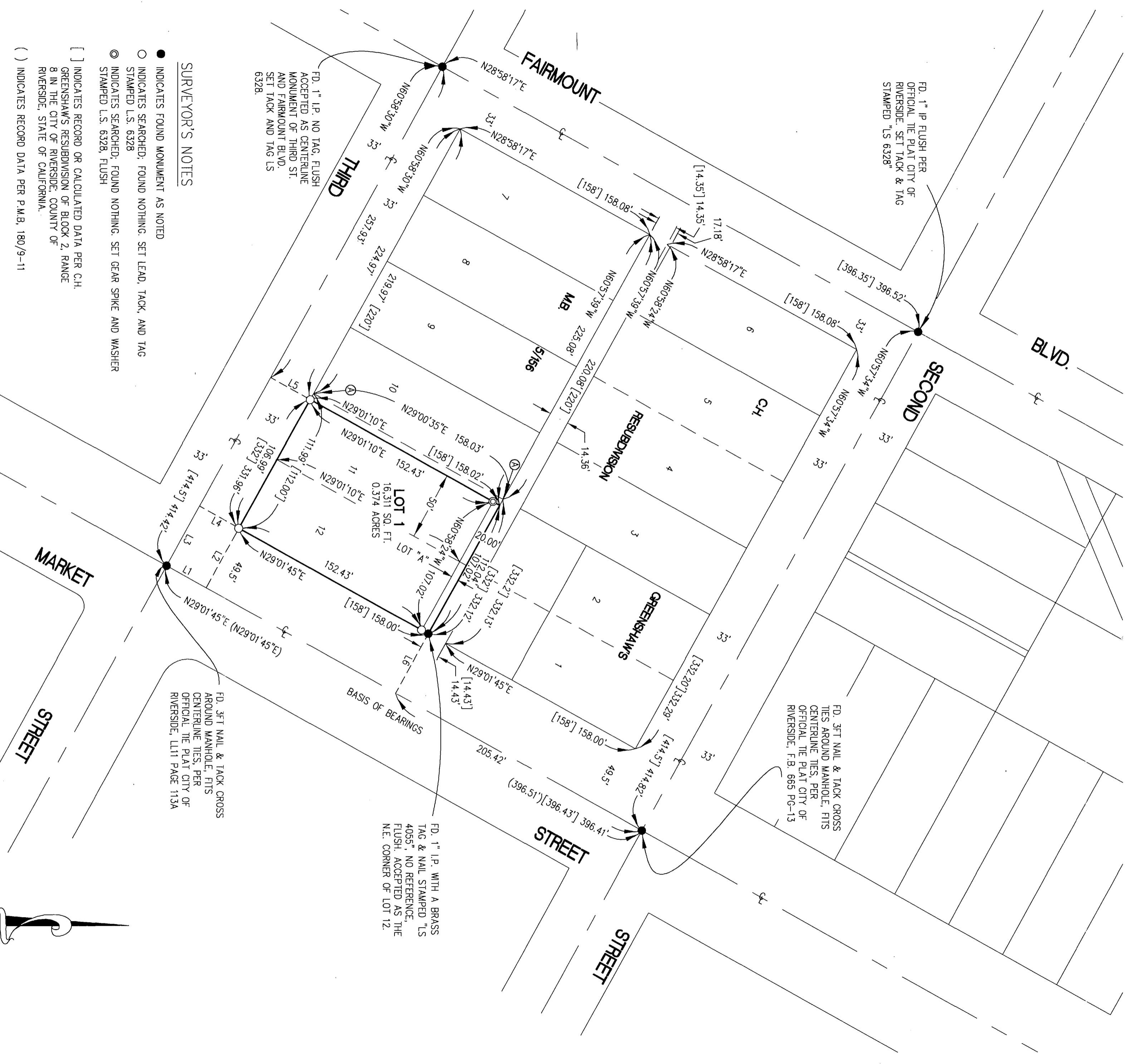
TRACT MAP NO. 34738

City

BEING A SUBDIVISION OF LOT 12 AND THE EASTERLY 50 FEET OF LOT 11, OF C.H. GREENSHAW'S RESUBDIVISION OF BLOCK 2, RANGE 8, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 5, PAGE 156, RECORDS OF SAID RIVERSIDE COUNTY, LOCATED IN PROTRACTED SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

PLUMP ENGINEERING INC. ANAHEIM, CALIFORNIA

AUGUST, 2011



SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SEARCHED; FOUND NOTHING. SET LEAD, TACK, AND TAG STAMPED L.S. 6328
- ⊙ INDICATES SEARCHED; FOUND NOTHING. SET GEAR SPIKE AND WASHER STAMPED L.S. 6328, FLUSH
- [] INDICATES RECORD OR CALCULATED DATA PER C.H. GREENSHAW'S RESUBDIVISION OF BLOCK 2, RANGE 8 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
- () INDICATES RECORD DATA PER P.M.B. 180/9-11

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARKET STREET BEING NORTH 29°01'45" EAST BETWEEN SECOND STREET AND THIRD STREET PER PARCEL MAP NO. 28236, P.M.B. 180/9-11.

LINE DATA

L1	-	N29°01'45"E	33.00'
L2	-	N60°58'15"W	49.50'
L3	-	N60°58'30"W	49.50'
L4	-	N29°01'30"W	33.00'
L5	-	N29°01'10"E	33.00'
L6	-	N60°57'39"E	49.50'

BOUNDARY ESTABLISHMENT NOTES
 (A) ESTABLISHED BY PRORATION



SCALE 1" = 50'